

DISTRICT IV ADVISORY BOARD

Minutes

May 2, 2001

Stanley/Aley Community School Center, 1749 S. Martinson

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The District I Advisory Board meeting was held at 7:00 p.m. at the Stanley/Aley Community School Center, 1749 S. Martinson. In attendance were seven (7) District Advisory Board Members, eight (8) City staff, approximately fourteen (14) citizens, and the District IV City Council Member.

Members Present

Council Member Bill Gale
June Bailey
Tom Kessler
Ed Koon
Jerry McGinty
Paul Ward
Bea Vickers
Wayne Wells

Staff

Gene Rath, Public Works
Dale Miller, Planning
Chief Norman Williams, Police
Deputy Chief Steve Cole, Police
Lt. Allen Wolf, Police
Officer Anthony Bamberger, Police
Officer R.W. Mellard, Police
Dana Brown, City Manager's Office

Members Absent

Dorman Blake
Iola Crandall

Guests listed on page 9.

ORDER OF BUSINESS

Call to Order

Council Member Gale called the meeting to order at 7:06. He welcomed the public and explained the purpose of the District Advisory Board as resident representatives of City Council District IV. Their recommendations and input provide advisement to him for items pertinent to the City.

Council Member Gale advised the public that this meeting provides citizens with an opportunity to voice their opinion on City issues. He asked that the public in attendance conduct themselves with the same appropriate behavior that is expected in the Council Chambers.

Approval of Minutes

Council Member Gale asked for correction to the minutes of April 4, 2001. Several corrections were noted; a motion was made that the minutes be approved as corrected. Motion passed 7-0.

Approval of the Agenda

Council Member Gale asked that item #2, Community Policing Program Report, be heard after items #3 & #4 to accommodate the public in attendance for the review of the Planning cases. Police Chief Norman Williams agreed to the change. He asked citizens in attendance to be certain they had signed in on the sign-up list by the door if they planned to address the Board. He also asked that the individuals stand and provide their name and address when presenting their comments.

Public Agenda

Scheduled Items

No items had been previously scheduled.

Off-agenda items

Carol Riffel, 2029 University, Delano area, presented concerns regarding difficult access to Kellogg from Meridian due to the speeding on Kellogg. She asked which law enforcement agency had jurisdiction for Kellogg/Highway 54. In addition, she said that she thought the highway noise from Kellogg had increased. Having visited other communities, Ms. Riffel said she had observed deterrents to speeding on major highways such as a police car parked along the side of the road or on a frontage road with it's lights flashing.

Council Member Gale stated that the City has partial jurisdiction as well as the County and the State. He said that with the Police here tonight, they were hearing the concern first-hand and could consider how they might assist with the issue. **Police Chief Williams** agreed that a concern exists for the speeding on Kellogg and that Ms. Riffel's comments would be taken into consideration.

Terry Stout, 510 Kendricks, expressed a different issue saying that she had heard some comments that a decision had been made by the state to site a day reporting center for prison parolees at Harry & McLean. **Council Member Gale** said that no final decision by the City Council had been reached yet. He noted that this site is just an option to consider--that public discussion must occur and be considered by the Council before a decision is made. **Ms. Stout** said that she is working with others in the McCormick Neighborhood Association and would like for the group to be included in the public discussion. **Council Member Gale** asked that staff obtain Ms. Stout's phone number and be provided information regarding details of a public meeting to discuss this site.

No additional citizen issues were presented although citizens indicated the desire to speak on scheduled agenda items.

Public Works Agenda

1. McCormick Alley Project

Gene Rath, Public Works Engineering, reviewed a proposal for an improvement district for paving the alley between Martinson & Elizabeth, south of McCormick. He explained that the City had received a petition signed by 76.19% of the property owners— the New Testament Baptist Church. The estimated total cost of the project is \$28,000. Rath said that the request would help with access to the parking area and resolve some drainage issues for the church. The item is scheduled to appear on the June 5th City Council Agenda.

Council Member Gale opened for questions from the Board. **Paul Ward**, asked how the paving would impact drainage for the property owner on Elizabeth, and **Rath** said that the church might have to give the City rights to the drainage easement to ensure adequate drainage for both property owners. **Ward** asked if a new approach on the east is included. **Rath** replied that an approach was not included in the cost but could probably work around it. **Basil Brock, 4421 Kailer Drive and Deacon for the New Testament Baptist Church**, reported that the parking improvements had caused the drainage issues for the church.

Patrick Walker, 924 N. Young, and the only other owner of property impacted by the proposed project, stated that he had not received the notice until last Friday and had not been approached to sign a petition. **Rath** replied that the Public Works office mails the notification letter one week prior to the public meetings and noted the address of April 12, 2001 on the copy of the letter included in the Board Member's packets. **Walker** said that he had no opposition and was willing to help pay for the alley paving but he had concerns about the drainage and safety for tenants in the apartments he owns within the block. **Walker** said he is concerned about the increased traffic as cars leave the church parking area and go east toward apartments. **Rath** assured **Walker** that if the Council approves the project that either the City staff or the design firm will determine the impact on drainage; if proper drainage isn't achievable, the project won't proceed. **Rath** said that he would be happy to sit down with **Walker** to explain how the drainage would work before the bids go out next fall. **Rath** further explained the process including the payment procedure for the project.

McGinty moved that the Board recommend approval of the project subject to proper drainage and inclusion of Robert Walker in the process. Motion passed 7-0.

Action: Recommended by 7-0 vote that the project be approved subject to proper drainage and inclusion of all property owners in the process.

Planning Agenda

2. ZON2001-00022 Request to Change zoning from "TF-3" Two Family Residential to "GO," General Office, south of Douglas and east of Edwards.

Dale Miller, Planning Department, presented information regarding a request to change a "SF-3" Single Family Residential to "GO" General Office to permit off-street parking at an optometrist office located south of Douglas and east of Edwards. He said that the request was direct with no issues of concern identified by staff. **Miller** explained that the applicants, owners of the optometry business, are proposing to purchase the property adjacent to their office which is currently developed with a single-family home, and build additional parking for their business office. Although the area to the east, south, and north is residential, the area to the west has other similar offices and retail businesses. **Miller** noted that the proposed parking lot would require landscaping and screening along the east and south as well as be subject to access control and right-of-way, per City Standards. Staff added that the Board members also have a copy of a letter sent by the applicant to the area residents with information about the plan and requesting input regarding concerns. Staff also noted that the applicant reported no receipt of opposition.

Council Member Gale opened for questions from the Board. **Wells** asked **Miller** if the Planning Department had received any opposition; **Miller** said none of which he was aware. **Council Member Gale** asked if the public had any questions. None were expressed. Some general discussion of the details provided by **Miller** took place. **Wells (Koon)** moved that the request be approved with the outlined conditions. Motion passed 7-0.

Action: Recommended that the request be approved by a 7-0 vote.

3. CON2001-00026 – Request for conditional use to allow a Household Hazardous Waste Family on property zoned "LI," Limited Industrial.

Dale Miller, Planning, presented information on a request by Sedgwick County to be granted a conditional use in order to site a household hazardous waste (HHW) facility on the northeast corner of Stillwell and Osage. Miller explained that the proposal was to build an 8,000 square foot facility from aggregate concrete. The building would appear uniform with the other buildings in the area owned by the County. The waste to be received would include about one-third each of paint and varnish; motor oil; and, antifreeze and household cleaners. County staff would work in the facility. Miller then turned the presentation over to Sedgwick County staff for more details.

Susan Erlenwein, Sedgwick County Environmental Resource Director, explained the purpose of such a facility is to receive leftovers of the identified materials that need disposal but are not allowed in landfills. The intent of proposed waste facility is to ensure safety in the home; during the collection; from inappropriate disposal, and for protection of the environment by either proper disposal or reuse through a “swap and shop” approach. Erlenwein presented photographs of other HHW facilities, explaining how the products are received by trained staff, stored according to the type of product and in regard to flammability, etc. No outside storage is planned. The State permits such a facility based on the process proposed and proper training of staff. The building will also have an education/conference room for special public and school sessions on protecting the environment.

Erlenwein continued saying that the City’s HHW facility will close soon, and the County will improve the perceived shortcomings of the current facility by being open more hours, and being centrally located, away from a sewer plant. **Julie Olivas, 1121 Osage**, asked if small-quantity generators—small businesses that produce less than 50 pounds of waste per month—would be allowed to use the HHW facility. **Erlenwein** stated that about 30 of these businesses operate and the County would work with them to reduce their disposal rate.

Olivas asked about resident issues such as safety for children. **Dan French, 1119 S. Osage**, said that several existing factors were concerns for him: 1) Osage is a dead-end street that will cause traffic congestion as vehicles drive into and leave the facility; 2) the site is directly adjacent to West High School where Little League football is played, posing a risk to the children’s safety; and, 3) the area is low-lying and subject to flooding and general drainage issues. **Erlenwein** said that the civil engineers will ensure proper drainage and that traffic will not increase so much to cause congestion.

Elizabeth Leon, 1145 S. Osage, asked to address the Board regarding a variety of issues related to the proposed project. She said that the County was not receptive to hearing the citizens concerns at a meeting held last week. She said all homes but hers along Stillwell have been torn down as a result of the County building other facilities throughout the area. As a resident of the subject area, Leon expressed concern about the limited ways to access and leave Osage, which is closed on the south. She said this situation will cause traffic congestion. Another issue is the tendency for flooding in the area and she has seen the water rise to her back step at times. Leon supported the idea of a HHW facility but was opposed to it being in a residential area. She stated that surely there were other sites outside or on the edge of the community. She said that when the County proposed to build the other public buildings that the residents did not express opposition as they should have, and now the County will soon have the entire area, changing the residential atmosphere.

Sandy Johnson, 1115 S. Osage, said that she lived four houses from Elizabeth Leon and wished to speak in opposition. She asked if the residents could petition? **Council Member Gale** said they could formally protest; **Miller** added that any petitions should be turned in to the City Clerk's Office after signatures were completed. Miller clarified that if anyone signs the petition beyond a 200-foot radius of the site, their signature would not count toward the protest percentage of property owners in the area. **Olivas** stated that only four property owners still exist and the remainder of the area belongs to the County.

French noted other issues of concern such as after-hours drop-offs and odors from the paints and other chemicals. **Olivas** said that her basement has been damaged from the water coming in the basement window. **French** said he had watched on Channel 10 News about leakage from a dumpster causing pollution. He asked about the concern related to this issue. **Leon** stated it would be best to have an independent objective review. **Council Member Gale** said that the DAB represents the residents and that they serve the purpose of review.

Council Member Gale asked the Board to provide comments and ask questions. **Koon** asked what about the current zoning to which **Miller** replied Conditional Use. **Wells** asked what waste products are generated by the small businesses discussed earlier. **Erlenwein** stated they were usually oil or solvents, explaining that these products would be collected and stored for transportation to Texas. **Wells** continued that this was an example of a NIMBY—not in my back yard issue. He said that he worked for 33 years in a chemical plant that carried a much higher risk than this facility and his health had not been affected. He said that the County would be required to abide by regulations of the Kansas Department of Health & Environment (KDHE) and the Environmental Protection Agency (EPA) to safely operate such a facility. He said that the KDHE training would instruct staff about handling caustics, etc., and that he liked the idea of a central location. **French** commented that this facility would negatively impact their property values. **Vickers** stated that being in a central location for the city made sense, especially with all of the other County-owned property in the area. She said the flooding needed to be addressed. **Ward** said he also shared some of the concern about accessibility as he drove the area regularly to deliver Meals on Wheels and sometimes had trouble getting out on Seneca. **McGinty** stated that he, too, has some concerns such as the difficulty of accessing Seneca from Stillwell, in addition to concerns of close proximity to the railroad track with a potential for sparks being created; and, the close proximity to West High School. **Bailey** asked if “orphan” drop-offs would occur; **Erlenwein** said yes, they do occur and the County staff would address through public education. **Bailey** asked what schedule of operation they planned and whether they would use a tracking system. **Erlenwein** answered that hours of operation would be determined through a community survey but they expected about 28 vehicles per day based on the current use of the City's facility. She also said that tracking would be required for reporting to KDHE. **Bailey** asked what the design of the facility would be; **Erlenwein** said that would be determined by KDHE and the City Fire Department working with a design firm. **McGinty** asked if there were other locations on County-owned property that could be considered for the facility; **Erlenwein** said this was the only feasible one. **McGinty** asked if the County expected the traffic to such a facility to increase with this location. **Kessler** stated that he understood the fears of the residents but overall the location seemed appropriate.

Koon (Bailey) moved to recommend approval of the zone change contingent upon the drainage being resolved. The motion passed with a vote of 5-2 (Ward; McGinty).

Miller noted that the Metropolitan Area Planning Commission (MAPC) would address the item on May 10, and that anyone wishing to oppose the request could appear in person or through a letter of opposition. Miller explained that the final vote would be made by the City Council, and opposition could be voiced by mail or a phone call to the Council Member.

Elizabeth Leon thanked the Board Members who drove by the site to better understand the issues.

Action: Recommended approval for the zone change by a vote of 5-2.

Staff Presentations

4. Report on Community Policing Program

Chief Norman Williams, Police Department, introduced Police staff present at the meeting: **Deputy Chief Cole, Lt. Allen Wolf, Officer Bamberger, and Officer Mellard**. He then used a Power Point presentation to share department information including the mission statement and the guidelines as key components of the community-policing program. He said these were developed through surveying the community and City staff about the value of the Police Department. He stressed that the Department must practice the mission statement and that a focus on partnerships with citizens is critical. The value statement focuses on four actions including ethical behavior; protection of the community; valuing diversity; and, problem solving. All of this relates to every officer practicing the community policing concept of “your problem is our problem.”

Chief Williams used an organization chart to explain the bureaus/divisions of the department with 844 positions including 634 commissioned officers and 210 civilians. He noted that high-quality training and experience that the department receives—such as the FBI Academy program recently completed by Deputy Chief Cole—provides an awareness of the policing elements needed to help achieve the quality of life that Wichita realizes with clean neighborhoods, declining crime rate, etc.

Chief Williams noted some changes to the department such as a change from *Internal Affairs* to a *Professional Standards Bureau* to place an emphasis on the value of compliments as well as the importance of investigating complaints about officers. He explained that the *Traffic Division* had recently been reorganized to serve from the patrol stations in order to be more neighborhood-based along with the Community Police Officers in the neighborhoods and the School Resource Officers in the schools. He reported that a revised Pursuit Policy is in its final draft, and that data is still being collected to examine reality versus perception for a study on racial profiling. The 1999-2000 statistics for the *Investigations Bureau* show a greater success rate since implementing a community-policing philosophy into their procedures. Wichita is a leader in community policing (CP), requiring their CP officers to acquire a specific number of hours in programs working with kids. Williams reported that their officers were focusing on children due to speculation that by 2008, a significant increase in crime will occur in the 15-24 year olds based on current societal issues.

Williams further explained the organization of the department through the chart, noting that each deputy administered a specific area: Cole, Field Services; Moses, Investigation; and Stolz, Support Services. He also discussed the department goals related to the areas of 1) Public Safety Service; 2) Human Resources; and, 3) Technology.

Council Member Gale recognized the efforts and successes with community-policing since it's initial emphasis in 1994. He agreed that the philosophy is lived by the Wichita Police Department. He asked Chief Williams to give some specifics about the program. **Williams** said that currently when the beat officers take a complaint, they follow through with it in the neighborhood instead of handing it off to a CP Officer as they once did. He said the number of CP Officers has increased from 15 in 1994 to 36 in 1996 to now having Coordinators of Community Policing.

Bailey asked if the CP Officers were still handling a multitude of tasks to which **Cole** answered yes, but they are transitioning the tasks. **Cole** explained that hiring new officers is a continuous process. **Chief Williams** added that the entire concept is like a holistic approach. **Riffel** asked if officers were choosing policing as a career more than in the past. **Williams** said that 58 officers were lost last year due to a number of reasons including retirement and career changes. He said that the Department recruits at all of the large state universities for new officers. **Bailey** asked if flextime was still an option for officers, as it didn't seem like the CP Officers were seen as much. **Cole and Williams** said some changes had been made in an effort to prevent burnout for the officers. They no longer can build, or "bank" time, arrange "comp" or flex time. They are required to manage their time better and adjust their schedules for evening meetings. The CP Officers and School Resource Officers can work a split shift but total hours must equal five workdays within a seven-day workweek.

Council Member Gale and Board Members thanked Chief Williams and the other officers for the presentation and complimented them on the work they do.

Action: Receive and file.

Unfinished Business

No items scheduled.

New Business

No items scheduled

Board Agenda

5. Community Police Report

Community Police Officers Anthony Bamberger and Richard Mellard gave updates on their activities since the last meeting. **Officer Bamberger** reported that he had been involved in the following: Child Safety Seat Check; Safety for Housing; South Seneca Parade with 500 participants; BIGS in Schools (mentoring one hour/week); and, COMCare/Special Needs Care. He said that several incidents of burglaries would be addressed in the Weed and Seed Program application, and the Police would be busy with River Festival coming up. Concerns were speeding on Glenn Street and graffiti at 1000 S. McLean.

Officer Mellard said Police had addressed some drag racing on West Street at Hwy 235 & Pawnee. He said that he was working with the Sunflower Neighborhood Association, Parks

& Recreation Department, and two local businesses on a Clean Up Community Schools project. He said that they were using a foot patrol approach to get familiar with the neighborhoods, address concerns, and report back to shifts.

Council Member Gale and the Board thanked the officers for attending, providing the reports, and for their work and involvement in the community.

Action: Receive and file

Other

6. Board Updates, Issues, and Reports

Opportunity was provided for reporting any activities, events, or concerns in the neighborhoods and/or District.

- **Bailey** reported that the Orchard Breeze Neighborhood Association had changed their meeting night and approximately 60 additional people attended the last meeting.
- **Ward** said his information was covered on the Southwest Neighborhood Association by Officer Bamberger.
- **Vickers** said she was impressed with the South Seneca Neighborhood Association parade and asked if the DAB Members might want to ride in it next year.
- **Wells** said that Delano Business Association is meeting regularly to work on a plan for any rezoning that might be necessary for land use. He said that an application for a *501(c) 3 tax designation* was being submitted under the title of *Delano Development Corporation*. In addition, a cleanup in the neighborhood is planned for June 2.

Council Member Gale reported that arrangements were being made with Library staff for the DAB to hear a report on the South Branch Library soon.

Action: Receive and file.

7. Next Meeting

Council Member Gale pointed out that the May 16th second meeting of the month scheduled for the District IV Advisory Board is during the River Festival. Therefore, the next DAB IV meeting will be held on June 6, 2001 at 7:00 p.m. in the Multi-Purpose Room at the Stanley/Aley School Community Center.

No Action Required.

With no further business, the meeting was adjourned.

Respectfully submitted,

Dana Brown
Neighborhood Assistant Supervisor

Guests

Basil Brock	4421 Kailer Drive
Darlene Brock	4421 Kailer Drive
Julie Olivas	1121 Osage
Rena Hale	1143 S. Osage
Elizabeth Leon	1145 S. Osage
Doratheia Sloan	3929 N. Athenian
Daniel L. French	1119 S. Osage
Sandy Johnson	1115 S. Osage
Carol Riffel	2029 University
Tara Stout	510 Hendryx
Gene Littlejohn	1009 Irving
Pat Littlejohn	1009 Irving
Bill Williams	1518 Gibson
Joe Brunk	Sedgwick County
Andy Schlapp	Sedgwick County
Susan Erlenwein	Sedgwick County
Stephanie Knebel	Sedgwick County